



Northwest One Pre-Bidders Conference Questions and Answers

1. Does the Northwest One Master Plan allow for office development on any parcels?

Yes. The goal of the Northwest One redevelopment is to create a true mixed-use mixed-income development. The Northwest One Master Plan allows for commercial development along the designated corridors of North Capitol Street and K Street. Bidders' proposals should contain an appropriate mix of uses that satisfy at least the minimum requirements set forth in the solicitation.

2. Can the construction of the District-owned parcels be financed through the U.S. Department of Housing and Urban Development (or up to 30% of the project)?

The DC Council has granted the provision of \$6M annually from the District's Housing Production Trust Fund for the Northwest One Initiative. The District's securitization of these funds may provide approximately \$75 million in development monies for this project. These funds shall be used to finance the subsidized portion of the project. We strongly suggest that bidders not look to the U.S. Department of Housing and Urban Development, as a primary funding source for the redevelopment.

3. Of the 211 units proposed to house families whose incomes are below 30% of AMI, what percentage should be rental and what percentage should be ownership?

Bidders' proposals should provide an appropriate mix justified by complementary financial pro forma. An approximate number of affordable units by tenure would depend on the bidders' proposed financing scenarios.

4. The Northwest One Master Plan contemplates five phases of redevelopment. Has the District designated funding for future phases? Is the forthcoming winner of Phase One eligible for future phases?

Funds from the securitization of an annual \$6 million allocation of Housing Production Trust Fund monies are the primary source of funding for the subsidized redevelopment of Northwest One. Once these funds are exhausted, the District will seek additional funds from the City Council. Future phases of redevelopment for Northwest One are contemplated to be awarded competitively. The development team selected to execute Phase One will not be precluded from submitting a bid for future development phases.

5. Human Capital is a key component of the New Communities Initiative. To what extent do the bidders' responses need to address the human capital piece, and in what level of detail?

An approximate number of households impacted by the first phase have been identified in the solicitation. Each of these households will benefit from human capital programs such as case management, adult education, and youth programming. Bidders - independently or through partnerships - are encouraged to include proposals for the provision of complementary services and programs requested in the Northwest One Master Plan. The extent to which these programs and services can be provided on part of the bidder is contingent upon the bidder's financial pro forma and area of expertise in certain human service areas.

6. Can you provide clarification on the architectural submission requirements? Will teams be permitted to modify their design drawings after the October community meeting, but prior to the selection committee presentation? Can the submission deadline be pushed back to early/mid September? How can the Temple Courts family units be accommodated on the sites available?

Architectural submissions should be conceptual. Conceptual designs should propose building elevations, residential unit counts, parking accommodations, commercial space counts and square footage, etc. The District may compile a short list of candidates following its initial review of applications. At that time, the District may determine whether to request more detailed architectural submissions from the short list of candidates.

The submission deadline cannot be pushed back; August 31st at 4pm is the proposal submission deadline.

Bidders are asked to propose appropriate housing accommodations in a mix of housing types across each of the District-owned parcels. Proposals must be informed and supported by complementary financial pro forma(s).

7. Do interested groups need to register prior to the submission date?

No. Bidders can submit their proposals at any time prior to the submission date. Registration is not required.

8. Will the list of attendees from today's pre-bidders conference be posted on the District's website?

Yes. The list will be posted on the Deputy Mayor for Planning and Economic Development's website. Also, the list will be sent electronically along with the answers to questions posed at the conference to each participant by Tuesday, July 24th.

9. Are respondents required to create a relocation plan as part of their proposal?

The District would benefit greatly from the creation and submission of a relocation plan on part of bidders. The submission of such plan, however, is not required as part of this project solicitation.

10. What does CBE mean? Is this term different from the District's certified Local Small Disadvantaged Business Enterprises? Why is the participation of District local, small, disadvantaged business enterprises not stated as a requirement?

CBE stands for Certified Business Enterprise. This term is not meant to be used differently from local small disadvantaged business enterprises (LSDBE). Local, small, disadvantaged business enterprises must be certified by the District and are encouraged to participate as part of this project solicitation. All competitive bid District projects have an LSDBE requirement.

11. How will the participation of Local Small Disadvantaged Business Enterprises be factored into the evaluation criteria?

It is required that all development teams include 20% equity and development interest to be held by LSDBE firms. This LSDBE participation should be a matter of responsiveness. If a respondent does not detail its LSDBE equity and development participation, the proposal would be deemed "Non-responsive." Additionally, all development entities will be required to contract at least 35% of the total dollar value of the project budget to certified businesses.

12. Who is on the selection committee? Will the District's Department of Housing and Community Development (DHCD) have a representative on the committee?

The selection committee will be comprised of three (3) voting members representing the following: the District's Deputy Mayor for Planning and Economic Development, the District's Office of Planning, and the District of Columbia Housing Authority. The Office of the Deputy Mayor for Planning and Economic Development will represent the Department of Housing and Community Development as well as other agencies under its purview. The

selection committee will also have a non-voting ex-officio member of the Northwest One community.